NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET

WORKSHOP / STORAGE UNIT

Unit 33 Enterprise Park
Piddlehinton
Dorchester
DT2 7UA

1,079 sq ft (100 sq m)
Approx. gross internal area

Rent £10,500 plus VAT per annum exclusive





01202 556491
www.nettleshipsawyer.co.uk

Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

ACCOMMODATION

Unit Number	Rent per annum exclusive	Size ft²	Size m²	Parking	EPC Rating	Rateable Value	Format	Loading door	Floor	Availability
33	£10,500	1,079	100	2	C (56)	£8,700 (from 1st April 2026)	Workshop	3m wide x 2.35m high	Concrete	Available

LOCATION

Enterprise Park is located on the B3143 approximately 3 miles from the A35 and 4 miles from Dorchester.

The A35 provides a part dual carriageway connection towards Poole, Dorchester and Weymouth and also connects to the A31 dual carriageway which leads to the M27M3 motorway networks.

DESCRIPTION

The site has a series of detached workshops and office buildings of brick/steel clad construction with pitched roofs and approx. internal eaves height of 2.5m. Each property has a personnel entrance door with UPVC windows, lighting, a WC and parking.

TENURE

The units are available to let on new full repairing and insuring leases for a term to be agreed incorporating upward only rent reviews.

RENTS

The rents are exclusive of business rates, VAT, service charge, insurance premiums and all other outgoings. Rent is payable quarterly in advance by standing order.

VAT is payable on the rent.

SERVICE CHARGE

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any lease negotiations.

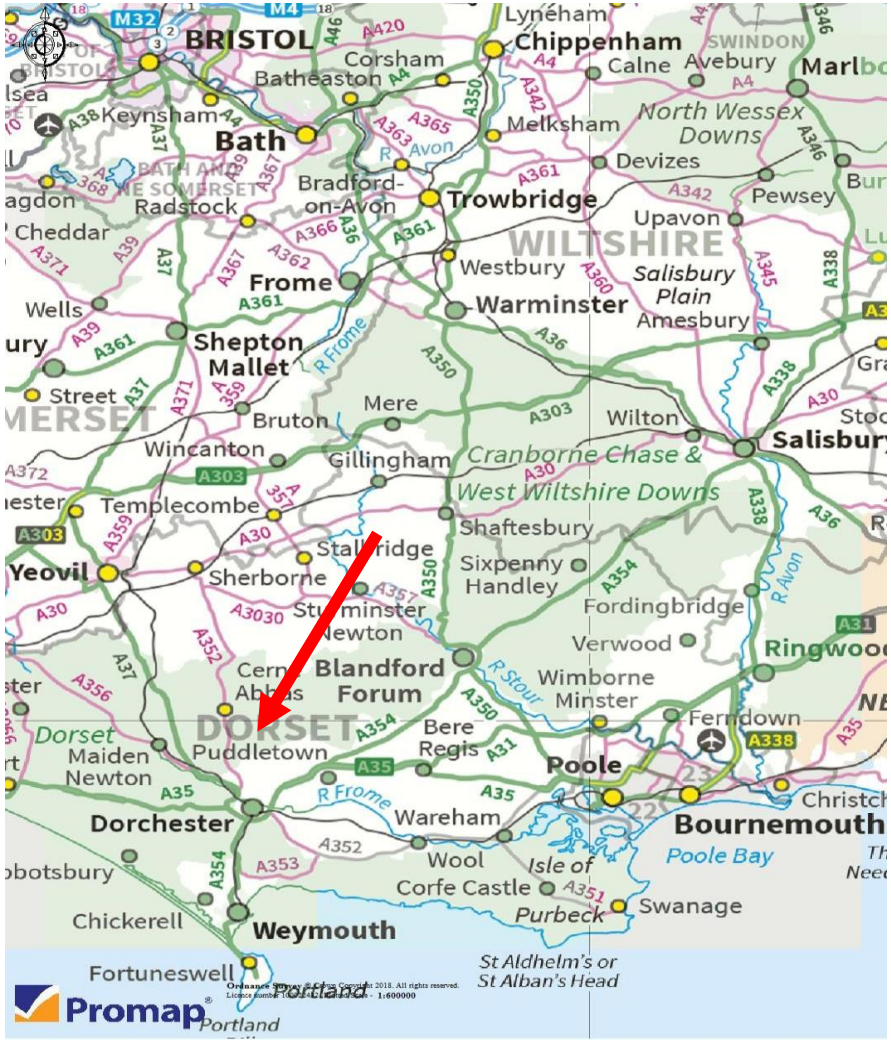
SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services to each of the units.

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILILTIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.







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ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed **HERE**

VIEWING AND FURTHER INFORMATION

Strictly by appointment through joint sole agents:-

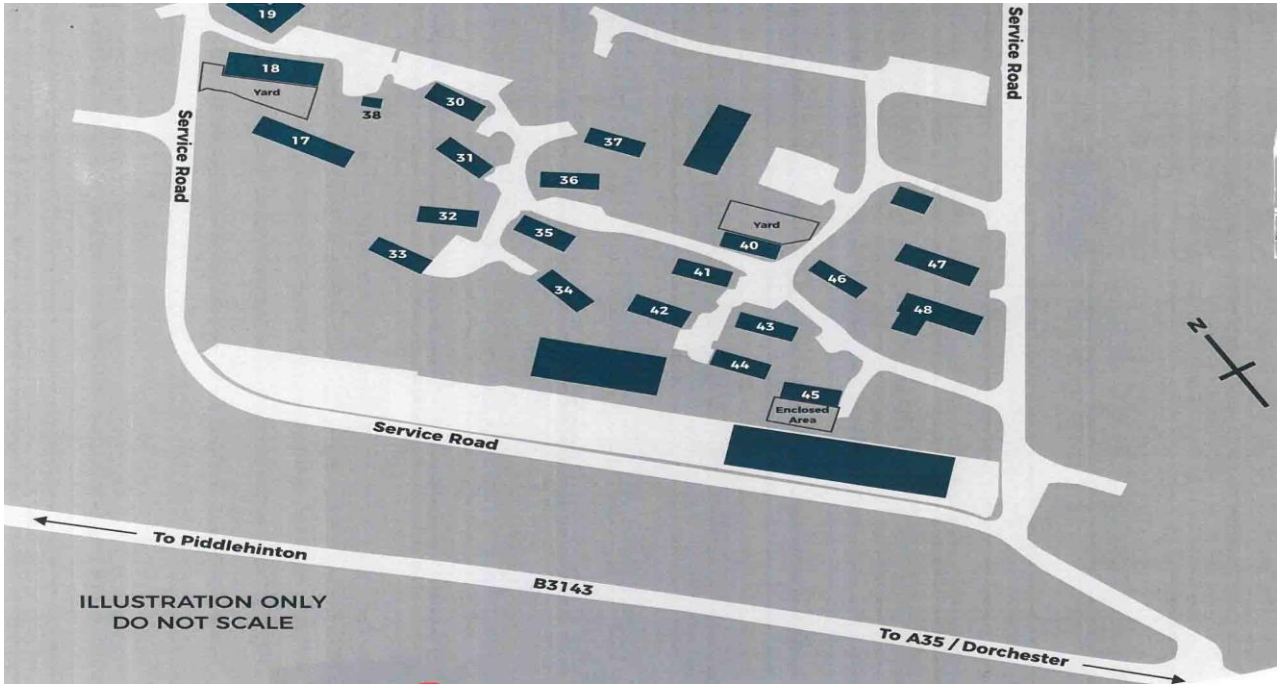
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